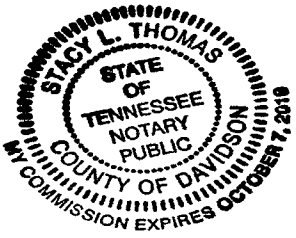
Karen Johnson Davidson County
Batch# 261051 DEEDWARRSP
07/23/2019 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,861.10
20190723-0072325

#34917

SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $503,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 of July, 2019.

Notary Public

MY COMMISSION EXPIRES: October 7, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jackie Anne Staudacher	F&M Bank	102040B00100CO
(NAME)	(NAME)	
6525 Mercomatic Court	10 Cadillac Drive, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Old South Construction, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Jackie Anne Staudacher, an unmarried woman,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, on the plan of 6525 MERCOMATIC COURT COTTAGES HOMEOWNERS ASSOCIATION, a Horizontal Property Regime with Private Elements, filed as Exhibit B to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20170607-0056804, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being part of the same property conveyed to Old South Construction, LLC, a Tennessee limited liability company by Warranty Deed dated 05/25/2017, from T. Tyrone Taylor and Alexander Ranell Taylor, as joint tenants with right of survivorship, of record in Instrument 20170607-0056803, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the following:

Taxes for 2019 and subsequent years, a lien not yet due and payable.

All matters shown on the plat of record in Book 3700, Page 67 and 68, in the Register's Office for Davidson County, Tennessee.

Covenants, conditions, easements and restrictions of record in Instrument 20170607-0056804, together with all amendments thereto.

Deed for Sanitary Easement of record in Instrument 20180509-0044423, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ 6525 Mercomatic Court, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Effective the 22 of July, 2019 .

Old South Construction, LLC, a Tennessee Limited Liability Company

By: Lorraine J Cash
Lorraine J. Cash, as authorized agent
authorized agent

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lorraine J. Cash with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged himself/herself to be the authorized agent the within named bargainor, Old South Construction, LLC, a Tennessee Limited Liability Company, and that he/she as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said LLC, as such authorized agent_____.

Witness my hand and Official seal this 22 day of July, 2019.

Kimberly D Hicks
Notary Public:
My Commission Expires: 2-21-22

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

True Copy Certification

I, GEORGE E. MUDTER JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

